

November 15, 2017

Noemi Emeric-Ford, Brownfields Coordinator  
US EPA Region 9  
75 Hawthorne Street, SFD6-1  
San Francisco, CA 94105

**Re: Northern Nevada Development Authority 2018 Coalition Brownfields Assessment Grant  
Application- Lyon and Churchill Counties, Nevada**

Dear Mrs. Emeric-Ford,

On behalf of Northern Nevada Development Authority (NNDA) and its coalition partners of Lyon and Churchill Counties, I am pleased to submit an application for an EPA Brownfields Coalition Community-Wide Site Assessment Grant for Hazardous Substances and Petroleum products funding. NNDA is requesting \$600,000 to conduct site assessment activities for targeted redevelopment properties. Of this we are requesting \$400,000 for hazardous substances and \$200,000 for petroleum site assessments. Nevada, and in particular Northern Nevada has recovered from the recession, yet unemployment rates in our target areas remain above the national average despite job growth in the region. Additionally, the housing market is still struggling to recover and the need for workforce housing is extreme.

NNDA is the recognized economic development authority for the Sierra Region of Nevada. Since 2010, the NNDA has played a critical role in relocating and expanding 69 companies to the region resulting in the creation of 4,225 (direct and indirect) jobs with over \$1,000,000,000 in economic impact. The agency is funded by the State of Nevada, the four counties and the cities within the region and from private business investors. The economic development program embraced by NNDA recognizes the eco-system that our economy represents within the region. Six advisory committees provide a broad-base of community support and a grass-roots, bottom-up approach to creating a better economy for all Nevada. NNDA's approach was chosen by the Cleveland State University Economic Development Department as one of the best in the nation.

The targeted areas for grant assistance include the Cities of Fernley and Yerington in Lyon County and the City of Fallon in Churchill County. The grant also targets Silver Springs and Dayton which are two unincorporated communities in Lyon County. Our grant project focuses on Phase II ESAs and Re-use Plans to qualify priority sites for the Nevada Certified Site Program. The certified site program is designed to reduce developer risks and encourage reinvestment by certifying that due diligence has been conducted to reduce liability, infrastructure and local approvals are in place and a site is essentially "shovel ready" for development. NNDA was assisted in the approval of some of the first certified sites in the state of Nevada.

We believe we have a strong application and approach which will yield sustainable outcomes for our communities. We look forward to a continuing partnership with EPA in redeveloping brownfields.

Sincerely,



Robert Hooper, Executive Director  
Northern Nevada Development Authority

### **APPLICANT INFORMATION**

- a. Applicant Identification: Northern Nevada Development Authority (NNDA)  
Mailing Address: 704 West Nye Lane, Suite 201  
Carson City, NV 89703
- b. Funding Requested:  
i) Grant Type Assessment Grant  
ii) Funding Requested \$600,000  
iii) Contamination Both: \$400,000 Hazardous Substances  
\$200,000 Petroleum  
iv) Assessment Type Coalition
- c. Location: Lyon County – City of Fernley, City of Yerington,  
Dayton and Silver Springs CDP  
Churchill County – City of Fallon
- e. Site-specific Information: Not Applicable
- f. Project Contacts:  
i) Project Director: Andrew Haskin, Director of Business Development  
Mailing Address: 704 West Nye Lane, Suite 201  
Carson City, NV 89703  
Phone: 775- 883-2316  
Fax: 775-883-0494  
Email: [ahaskin@nnda.org](mailto:ahaskin@nnda.org)  
ii) Highest Ranking Official: Robert Hooper, Executive Director  
Mailing Address: 704 West Nye Lane, Suite 201  
Carson City, NV 89703  
Phone: 775-883-4413  
Fax: 775-883-0494  
Email: [rhooper@nnda.org](mailto:rhooper@nnda.org)
- g. Date Submitted: November 16, 2017
- h. Project Period: 3 Years
- i. Population:\* 2015 ACS Estimates  
Lyon County 51,657  
Churchill County 24,252
- j. Other Factors: Checklist and supporting information attached.
- k. State Agency Letter: Letter from Nevada Department of Environmental Protection attached.

\*The Counties are not areas of persistent poverty although some Census Tracts within the area are.

## COMMUNITY NEED

### a. Target Area and Brownfields

i. Community and Target Area Descriptions. Northern Nevada Development Authority (NNDA) is pleased to present this application on behalf of Lyon and Churchill Counties. Lyon and Churchill Counties are located in northwestern Nevada adjacent to the Carson City and Reno-Sparks Metropolitan Statistical Areas. Northern Nevada is currently experiencing rapid growth and development with major manufacturing and high-tech companies such as Tesla, Amazon and Google moving to the Reno area to take advantage of existing transportation and shipping assets. The Governor's Office of Economic Development has prepared a Statewide Strategic Plan, *Nevada Moving Forward* which identifies Logistics (coordinated multi-modal shipping and distribution) as a key industry for Northern Nevada. In 2012, the Governor's Office also sponsored the *Nevada Inland Ports Viability and Funding Study* which further defined the strategies for developing inland ports and logistic centers in Northern Nevada. Also in 2012, Governor's Office of Economic Development designated NNDA as one of the state's 10 Regional Development Authorities to assist in redeveloping local areas and implementing the State's economic strategies.

NNDA has selected Churchill and Lyon Counties for this Brownfields application because of the feasibility of redeveloping identified Brownfields areas, community and emerging market interest and multi-modal transportation infrastructure (rail, air, and highway) which make several locations ideal for "inland ports" to connect east coast markets and west coast markets. In 2015, NNDA received a Brownfields Assessment Grant for Churchill and Lyon Counties. This program was very successful. All work plan goals have been exceeded, funds are totally obligated and demand for the program remains high. This grant will continue and build upon the redevelopment momentum and meet the interest and demand in these Counties. While reuse of viable sites for inland ports is a major objective of our redevelopment strategy, the Coalition also has prioritized target areas with the goal of re-using brownfields sites for new housing, neighborhood commercial services and public services which are greatly needed in these lower income communities.

Both counties were developed along historic routes to High Sierra Passes and the Transcontinental Railroad. The Gold Rush and Comstock Lode brought rail connections and major mining operations. The interstate highway system (US 50 and 80) also followed the general alignment of the railroad. All of these prior uses have the potential to result in contamination from both petroleum (older auto related uses), heavy metals (mining residues) and pesticides and herbicides and mine-scarred lands. The coalition has selected five target areas (TAs) based on the transportation linkages, strong investment interests and readiness for redevelopment or development described below:

- **City of Fernley:** This includes the main commercial area of Fernley and the adjacent commercial industrial-zoned district. In this target area, the Crossroads Commerce Center is located which is a 3,000± acre planned industrial and commercial center located at the convergence of Interstate 80, U.S. Highway 50, and U.S. Highway 95. The area also has access to the Union Pacific Railroad. Infrastructure and services are in place.
- **City of Yerington Main Street Corridor:** 75 acres along Main St from West Goldfield Avenue to South St. This area includes several old or vacant infill properties with prior commercial and auto-related uses near residential areas.
- **Silver Springs Transportation Hub:** This target area includes the community of Silver Springs located at the intersection of U.S. 50 and Highway 95A. The target area includes approximately 12,000 acres adjacent to the USA Parkway for which a specific plan is being prepared for manufacturing and warehouse development. This site will be served by the Silver Springs Airport, US 50, US 95A and the USA Parkway and will be designed as a major distribution

hub for the West Coast. In addition, there are 300 acres adjacent to the airport planned and zoned for industrial development.

- **Lincoln Highway Corridor (Mound House, Dayton, Hazen):** 50 miles of road frontage along Hwy 50 from Mound House to Fallon. This area includes the Hazen area where a major rail park with both highway and rail transport facilities will be available. Hazen is midway between the target areas of Fernley and Fallon. Additionally, this area includes the community of Dayton, a predominantly Latino community with older residential and commercial uses.
- **City of Fallon and Airport Properties.** Up to 100 acres along Hwy 50 from Coleman Road to Harrigan Road and Hwy 95 from Coleman Road to Sheckler Road which is mixed use and highway commercial. This area also includes 22.5 acres of shovel ready land in the New River Business Park, and 18 acres of shovel ready land in the medical district campus surrounding Banner Churchill Community Hospital. Adjacent to the Fallon Municipal airport, there are 100 acres owned by the City planned for industrial and commercial development.

ii. **Demographic Information and Indicators of Need.** Table 1 below summarizes significant demographic indicators of need in the TAs compared to both the state and national rates. Both counties and their cities and towns continue to struggle with high unemployment and poverty rates despite the rapid growth in nearby areas like Reno. In part, this is related to the cumulative brownfields conditions and the perception that these areas may be difficult to develop. The target areas were selected not only because of the presence of brownfields properties but also because of the effect these brownfields have on the economic vitality of the community and health and welfare of residents. Northern Nevada in general, recovering from the recession with high job growth. However, the selected TAs are an exception to this general trend with unemployment ranging from 7.4% to over 30% compared to the national rate of 5.2%.

TABLE 1: DEMOGRAPHICS									
	Lyon Co.	Fernley City	Yerington City	Dayton CPD	Silver Spr. CPD	Churchill Co.	Fallon City	Nevada State	USA
Pop	51,657	19,185	3,021	9,163	5,296	24,252	8,442	2,798,636	316,127,513
Unempl	7.7%	7.7%	7.4%	8.4%	30.2%	6.6%	7.5%	6.7%	5.2%
Poverty	16.5%	11.1%	18.7%	20.0%	22.8%	15.9%	23.7%	15.5%	15.5%
Poverty under 18	22.0%	10.7%	24.1%	25.4%	29.5%	15.9%	23.7%	22.1%	21.7%
% Minority	24.0%	23.5%	34.0%	23.1%	13.9%	25.4	27.6	48.0%	37.8%
Med.HH Income	\$47,255	\$52,001	\$44,792	\$47,582	\$33,780	\$47,415	\$39,580	\$69,159	\$53,889
Per Cap. Inc.	\$23,173	\$23,172	\$21,175	\$23,415	\$15,562	\$24,202	\$20,890	\$26,541	\$28,930
No Health Ins.	16.8%	14.5%	24.9%	14.9%	25.2%	16.8%	19.1%	18.3%	13.0%
Poverty Hispanic	22.9%	16.5%	4.8%	40.7%	18.9%	24.3%	27.0%	22.1%	24.3%
Disability	19.1%	17.2%	17.4%	21.7%	22.8%	17.1%	20.7%	12.6%	12.4%
Over 65	18.8%	16.0%	21.3%	19.5%	20.1%	17.0%	12.6%	13.6%	14.1%
Source: American Community Survey 2011-2015 Data Tables, US Census Bureau									
XX.X%= Community Indicators More Severe than State and US									



iii. Description of the Brownfields. Between the two counties, there are 887 US EPA-regulated and 527 Nevada Division of Environmental Protection (NDEP)-regulated facilities that handle hazardous substances and petroleum products. The majority of the recognized environmental conditions (RECs) are located in the five Target Areas. (*EPA EnviroMapper, 2013*). Known contaminants released to the environment at these RECs include: alcohols, antifreeze, caustics, cyanide, leachate, metals, oxidizers, paints, persulfate, peroxides, pesticides, petroleum, radioactive materials, sewage, solvents, and wood preservatives (*NRC, 2013*). Table 2 describes current and historical the land-uses and the nature of brownfields in the TA.

TABLE 2: Brownfields Conditions in the Target Area	
Target Area and Brownfields Description	Proximity and Risk to Residents
<b>City of Fernley:</b> agricultural supplies, automobile services, building materials, dry cleaners, electrical substation, equipment storage, machine shops, railroads, road maintenance facility, retail, and residential.	Over 19,000 people live in Fernley nearly all homes are within 0.5 miles of either US 50, US80 and US95A. Hwy 50 and 95A are the main streets with older highway commercial uses in close proximity to homes, schools and parks.
<b>Yerington Main Street Corridor:</b> automobile services, building materials, chemical storage, fire station, medical services, manufacturing, retail, truck depot, and residential.	Over 3,000 persons live in this small community with 90% of the homes within 0.3 miles of Main Street (SR 208) and in close proximity to active agricultural areas.
<b>Silver Springs Airport Park:</b> agricultural, auto services, aviation, military, retail, and residential.	The Silver Springs TA has 5,296 people located within 0.7 miles of either US 50A or US 95A which are the main commercial areas. The airport is located approximately 0.5 miles from homes.
<b>Lincoln Highway Corridor:</b> agricultural, automobile services, building materials and chemical storage, equipment storage, land contaminated by mining and, milling, railroad sidings, retail, and residential.	The Dayton CDP has 9,163 persons located along US 50A (Lincoln Hwy) which serves as "Main Street". This area has a history of mining, railroad wastes and older highway commercial uses.
<b>City of Fallon Commercial Corridor and Municipal Airport:</b> automobile services, agriculture and building supplies, chemical storage, medical services, retail, railroads, and residential. Airport properties may be subject to a number of contaminants including petroleum, jet fuel and past agricultural uses including storage of pesticides for crop dusters.	8,442 people live in the City of Fallon. Almost all homes are within 0.5 miles of US 50 or US 95; both highways have a mix of older commercial and industrial uses as well as agricultural and railroad uses. Naval Air Station Fallon, located to the southeast, contains 240,000 acres of bombing and electronic warfare ranges.

The proposed Omaha Track Rail Park in the Lincoln Highway Corridor, for example, is strategically located midway between Fernley and Fallon, and immediately adjacent to both US 50 and the Union Pacific Rail line. Churchill County recently re-zoned the property for manufacturing and commercial-industrial uses and Omaha Track purchased a major portion of the property in the area. Omaha Track is a national rail logistics company which will serve as the anchor and developer for a major portion of the site, and it is expected that this will catalyze remaining properties in the area. Because of prior agricultural, highway commercial and rail uses, site assessments will be required for future development and financing. Omaha Track has already participated in the Brownfields program for the first phase of assessments. (See Omaha Track

Letter in Attachments). With the new grant, the balance of property in this rail-serve park and properties in Fernley and Fallon suitable for workforce housing will also be assessed.

The real and perceived negative impact of these brownfields is evident by the presence of vacant, by-passed or underutilized properties. In part this is due to the perception that these properties may have liabilities and risks due to the prior uses. This results in reduced property values and lack of investor confidence despite the transportation linkages and locational advantages the target areas offer. All these influences contribute to a loss of tax base to support essential community services, and result in slower job growth compared to surrounding areas such as Reno and Carson City.

#### **b. Welfare, Environmental, and Public Health Impacts**

i. Welfare Impacts. Welfare impacts of the TA brownfields include: 1) slow job growth and lack of employment opportunities; 2) lack of safe, decent and affordable housing; 3) poor tax base to finance essential public services such as police services and schools. Table 1 shows that despite a robust national economy, the 2015 unemployment rates in the TAs continue to be high and ranges between 7.4% and 30.2% compared to the national rate of 5.3%. The percentage of families and individuals living in poverty in the region exceed the national averages. Median income in the target area are lower than the state and nation, and the percentage of income going toward housing costs is greater than at the US. In light of higher poverty and unemployment rates in the TA, it is not surprising that families must compromise on food. According to the Feeding America Food Insecurity Report (2017), both Lyon and Churchill Counties have higher rate of food-insecure families and children than the state overall. Rates of food insecurity for children are 23.9% for Churchill County and 25.6% for Lyon County, both higher than the state rate of 22%. All these socioeconomic demographics are indicative of the impact of brownfields sites which manifests in lack of jobs, higher rates of unemployment, poverty, and crime. For example, City Data shows that the violent crime rate for Yerington in 2012 was higher than the national violent crime rate average and the city property crime rate in Yerington was higher than the national property crime rate average by 10.11%. City Data estimates 2017 crime rates to continue this upward trend.<sup>1</sup> The conditions of brownfields (vacant buildings, unemployment and poverty) result in increased crime which poses immense socio-economic burdens to victims, employers, and the community.

ii. Cumulative Environmental Issues. Lyon County ranked among the dirtiest/ worst counties in the USA for waste generation and air emissions of carcinogens, developmental, endocrine and reproductive toxicants (Scorecard, 2009). A comparison of the number of recognized environmental Conditions (RECs) in the Target Community shows that the Cities of Fallon and Yerington have a disproportionally high density of RECs of approximately 1 REC for every 25 residents compared to their respective counties at 1:70 and 1:118. The RECs are predominantly located in the TAs. For example, the City of Fallon in Churchill County bears the burden of 319 of the 335 or 95% of the RECs for the entire County. Similarly, close to 70% of the REC in Lyon County are located in the targeted areas of Fernley, Yerington and Silver Springs.

<b>TABLE 3: Types of Recognized Environmental Conditions (REC) in the Target Communities</b>						
<b>REC Category</b>	<b>Churchill County</b>	<b>Lyon County</b>	<b>City of Fallon</b>	<b>City of Fernley</b>	<b>Silver Springs</b>	<b>City of Yerington</b>
Air Releases Reported	4	9	4	7	0	2
Hazardous Waste Handlers	74	99	74	34	7	20

<sup>1</sup> <http://www.cityrating.com/crime-statistics/nevada/>

<b>TABLE 3: Types of Recognized Environmental Conditions (REC) in the Target Communities</b>						
<b>REC Category</b>	<b>Churchill County</b>	<b>Lyon County</b>	<b>City of Fallon</b>	<b>City of Fernley</b>	<b>Silver Springs</b>	<b>City of Yerington</b>
Permitted Discharges to Water	29	14	28	2	2	4
Spill Response Sites	102	109	95	34	8	35
Superfund Sites-Active	1	2	1	0	0	1
Superfund Sites-Archived	6	6	6	2	1	4
Toxic Releases Reported	6	31	6	13	1	4
Corrective Action Sites	19	3	15	2	1	2
Aboveground Tank Sites	21	28	20	2	1	21
Underground Tank Sites	73	128	70	37	5	39
Leaking Tank Sites	12	7	14	2	1	4
<i>Sources: EPA Envirofacts, EPA Superfund Site Information, NDEP BCA, 2013</i>						

Other environmental contaminants TA residents are often exposed to include asbestos, lead-based paints and radon. Lyon County is ranked by the US EPA as a “Zone 1” or highest potential for radon defined as counties have a predicted average indoor radon screening level greater than 4 pCi/L (pico curies per liter).

iii. Cumulative Public Health Impacts. As shown above, both Lyon and Churchill Counties have serious cumulative environmental issues which effects the health of residents. These target areas also have higher rates of sensitive population than the majority of the state of Nevada and USA. Health studies have found residents in the cities of Fallon, Fernley, and Yerington have higher respiratory disease risks; and the Fallon population has a higher cancer risk than the counties or state (*EPA EnviroMapper, 2013*). Persons living in poverty are 44% more likely to be exposed to releases of toxic chemicals. Poverty rates in the targeted communities (Table 1) range from 23.7% in Yerington to 24.7% in Fallon – all significantly higher than the state and national poverty rate of 15.5%. Children living in poverty are 80% more likely to be exposed to releases of toxic chemicals. In the targeted areas, poverty rates for children and youth are consistently higher than the state and national rates. (See Table 1, American Factfinder, 2015).

The Healthy People Nevada 2020 report shows the age-adjusted death rate (per 100,000 persons) for Churchill County of 239.5 that is considerably higher than the State average of 174.1. Other age-adjusted death rates are summarized in Table 3.

<b>TABLE 4: Healthy People Nevada 2020 Indicators - Average Death Rates between 2004-2009</b>			
<b>Death Rate per 100,000</b>	<b>Lyon County</b>	<b>Churchill County</b>	<b>Nevada</b>
Death Rate	189.3	239.5	174.1
Lung Cancer	59.0	73.7	52.3
Stroke	44.4	47.9	42.8
COPD	129.8	205.8	127.4
<i>Source: Health People Nevada, 2020, March 2011, Nevada State Department of Health and Human Services. <b>XX.X</b> = Health Indicators More Severe than State</i>			

Other examples of the threat to human health and welfare on the sensitive population in the TA include that fact that 34% of the Churchill County population had arsenic concentrations in

their urine above a safe level. It is suspected that the arsenic levels are related to run-off from mine-scarred lands, milling and wood preservatives and pesticides found in the target areas. Arsenic has been linked to skin, bladder, liver, lung, and kidney cancer. Several studies have linked exposure to arsenic with a higher risk for birth defects and low birth weight. Approximately 65% of the babies born in Churchill County and 72% in Lyon County are reported to be at low birth weights (*CDC, 2013*). Other health studies have found that the Fallon population has a higher cancer risk (21%) than Churchill County (19%) or the State of Nevada (20%), and the respiratory disease risk in the Fallon (53%), Fernley (38%), and Yerington (44%) populations is higher than Churchill (28%) and Lyon Counties (32%) (*EPA EnviroMapper, 2013*). This is likely due to the poor air quality (*EPA Scorecard, 2013*) and number of chemical spills and leaking storage tanks and radon in area homes.

In general, minorities in Lyon County are 20% more likely to be exposed to releases of toxic chemicals and 30% more likely to be exposed to facilities emitting air pollutants than their white counterparts (Scorecard, 2008). Lyon County, Churchill County, Yerington and Fallon have minority populations of 24%, 25.4%, 34% and 27.6% respectively. Families living in poverty are 44% more likely to be exposed to releases of toxic chemicals. As noted above in Table 1, all TAs have poverty rates higher than the state and nation. Poverty rates for children and youth are higher than the state and the nation in Yerington, Fallon, Dayton and Silver Springs. (American Factfinder, 2015; Scorecard, 2009). Other sensitive populations include persons with disabilities. In the targeted communities, disability rates are significantly higher than the State and national rate of 12% (American Fact Finder, 2015). Overall, the County Health Rankings (2017) published by the University of Wisconsin Population Health Center ranks Lyon County as one of the lowest for health outcomes in the State (rating 14 out of 17). Similarly, Churchill County is ranked 10 out of 17. These low rates for health outcomes are based on criteria which include exposure to contaminants and poor air quality, access to health care, poverty, and housing among other factors such as childhood death rates. Brownfield sites contribute to many of these criteria such as exposure to contaminants, poverty (lack of jobs), poor housing options, and poor air quality.

### **c. Financial Need**

i. Economic Conditions. While certain areas of the state have recovered from the recession, Lyon and Churchill Counties still have high unemployment rates. Silver Springs, for example, had a 2015 unemployment rate of 30.2% (ACS, 2015). Northern Nevada has a low inventory of affordable housing which has affected the budgets of the many unemployed and poor families in the target areas. While rents rise, stagnant job and wage growth in the target areas means less discretionary income is available to families. The result is a decline in a primary source of local revenue, sales tax. Both Lyon and Churchill Counties rely on local sales taxes which have not grown relative to the State sales tax. Similarly, these communities are not experiencing growth in property tax and utility tax. The effect of this is substantially reduced local revenues. Both the Churchill and Lyon County's 2016 Annual Audits show that local revenues actually declined from recession levels. Thus, the Coalition partners must seek all available grant sources to capture the development interest and potential job growth that Northern Nevada is experiencing.

ii. Economic Effects of Brownfields. Perhaps the most significant impact of the prevalence of brownfields in Lyon and Churchill County is that local tax revenues have actually declined since the recession. For example, in Churchill County, the total annual County revenue declined by 21.5% between the recession in 2009 and 2016 – an unusual trend given the State's economic



recovery. Lyon County's revenue from all sources also declined 14.5% during the same period.<sup>2</sup> This in turn affects the local government's ability to provide public services to address many of the social and economic conditions contributing to blight in the Brownfields target areas. Also, with unemployment continuing at rates higher than the State and nation, less income is available to support or expand neighborhood-serving commercial uses. Other economic impacts of the presence of brownfields includes reduced property and home values. In Churchill and Lyon Counties' median home values are less than the nation's values. The fact that 24%-35% of the homes in the counties are >30 years old also has a negative impact on home values since they were constructed when known carcinogens asbestos, arsenic, chromium, and lead were used in building materials (*American Fact Finder, 2015*). Brownfields areas are typically occupied by sensitive populations who financially can't afford to move. Table 2 shows that most of the Target Communities' demographics exceed those of the state and nation and are indicative of the economic blight of brownfields on these communities. All of these factors related to brownfields create economic distress. For example, Lyon County was rated the third most economically-stressed county in the nation (*Associated Press, 2009, 2010*).

## **2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS (55)**

### **a. Project Description, Redevelopment Strategy, and Timing and Implementation**

i. Project Description and Alignment with Revitalization Plans. NNDA Coalition project is prepared in close alignment with the Lyon County Comprehensive Master Plan (2010); the Churchill County Master Plan (2015); the Fernley County Master Plan Land Use Map (2017); the City of Yerington Master Plan, and the Nevada Governor's Office of Economic Development (GOED) Strategic Policies. The local City and County Plans set forth reasonable areas for new development or re-use and specify the type of development appropriate for the site and surrounding area. The local plans are updated frequently to address concerns such as jobs-housing balance, the need for housing, and market trends. NNDA will establish an Executive Steering Committee comprised of key NNDA staff, community development representatives from Lyon County, Churchill County, City of Fallon, City of Yerington and City of Fernley and interested CBOs. The Steering Committee will select sites based on several criteria including readiness for redevelopment, developer demand, land use compatibility, availability of services, and community benefits such job creation, housing development or public uses. In this regard, the NNDA Brownfield Program will promote EPA's policy to promote sustainable and equitable development outcomes, and environmental justice. First, the program will emphasize assistance to existing developed areas or areas specifically designated for development to reduce sprawl and promote sustainable outcomes. This will be done by also focusing the program on viable infill sites in the TAs. Second, the program will address equitable development and environmental justice by promoting new job-creating businesses in the target areas (TA) where unemployment levels are much higher than the State and national rates. For example, the Highlands Project master plan addresses over 12,000 acres of new employment generating uses in the Silver Springs area which will directly benefit the community which has a 30% unemployment rate. Third, by remediating contaminated sites, the project will promote environmental justice by removing toxins and/or blighted land uses from the TAs, all of which have high rates of lower income families and persons in poverty. This is particularly important because the targeted areas have an overburden of cumulative environmental conditions, and high death rates and poor health (see Tables 3 and 4).

<sup>2</sup> Lyon County and Churchill County 2016 Annual Financial Audits.

ii. Redevelopment Strategy. The project focuses on the communities of Fallon, Fernley, Yerington, Dayton and Silver Springs which have existing infrastructure. Silver Springs and Fallon abut airports and/or major rail and highway intersections which make these sites ideal for locating distribution and logistics industries. The grant will target redevelopment sites which maximize use of existing transportation infrastructure and focus new industrial development near multi-modal hubs. We believe the feasibility of increased participation in the program and positive redevelopment outcomes are high since the target areas are strategically selected where interstate transportation is available and development interest is strong. Northern Nevada is one of the targeted areas of the Governor's Office of Economic Development for warehouse, distribution and logistics because of the transportation hubs and proximity to major markets. Also, the feasibility of success is considered high since the NNDA did receive a Brownfields Assessment Grant in 2014 for which funds are fully obligated and all work program outcomes were exceeded. There is still a huge unmet need for Brownfields funding in these two counties and the NNDA and Coalition members will be able to continue build upon this important work. Our Brownfields Redevelopment Strategy also includes preparing re-use plans for up to 7 priority sites. The re-use plans will be designed to move high priority redevelopment sites into NNDA's Certified Site Program which provides marketing advantages and reduces risks for investors/developers. A site is certified after rigorous standards of due diligence have been met, and documentation is presented that site satisfactorily meets the State's requirement for shovel readiness including local planning compliance and available infrastructure. These sites will be shovel-ready within 3 months.

iii. Timing and Implementation. NNDA has developed a budget and work program to complete the project and expend funds within three years from grant award. NNDA will serve as the coalition lead and will be responsible for grant management and coordination and reporting to EPA.

(a). Contractor Procurement: The NNDA Coalition Brownfield Coordinator will implement the grants in accordance with EPA's Cooperative Agreement Work Plan (CAWP) and will hire a qualified environmental consultant (QEC) through a Request for Proposals (RFP) process consistent with EPA Guidelines. NNDA intends to have the QEC under contract soon after grant expenditures are authorized by EPA.

(b) Site Selection Process and Governance Structure. The Coalition Steering Committee will be responsible for reviewing site selection criteria and scoring of sites. Each Steering Committee member may also engage stakeholders in their target area as necessary to ensure community involvement in this process. With the Steering Committee, NNDA will develop two separate scoring matrices for the potential Hazardous Substances and Petroleum sites in the Target Areas (TA). Scoring criteria will include categories such as land use, zoning, contaminant type, property size and location, tax status, existing infrastructure, owner's willingness to sell, needed public projects, and redevelopment potential. The Site Selection and Eligibility Determination process, submittal of updated Quality Assurance Project Plans, and the Public "kick-off" meetings are scheduled to be completed by late 2018.

(c). Site Access. NNDA and the Steering Committee will work with our community partners such as the Fallon Chamber of Commerce and Yerington Chamber of Commerce to make personal contact with property owners and obtain site access agreements. In the past grant, NNDA had no problems gaining site access since the program is voluntary and property owners saw the benefits of the program. The Steering Committee members and our CBO partners will assist with contacting property owners and arranging meetings as necessary with representatives of the QEC team. Site access expected to be obtained in early 2019 assuming cooperative agreement executed in late 2018.

**b. Task Description and Budget Table**

Five tasks are described below with budgets presented in Tables 6a and 6b. The task descriptions are applicable to both the Petroleum and the Hazardous Substances work plans.

**Task 1 - Project Management and Reporting (\$20,900 combined):** This task includes a portion of the NNDA salary and benefit costs (no indirect costs) to allow the NNDA Brownfields Coordinator to oversee the project, retain and manage Qualified Environmental Consultants (QEC), ensure project progress and compliance, coordinate with Coalition partners and EPA and, prepare monitoring reports. The QEC will submit monthly updates to the Brownfields Coordinator that will be used in preparing quarterly reports to EPA documenting the progress of the grants and assisting with coordination with EPA. As ESAs are completed NNDA will update EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES) website. The Brownfields Coordinator will also attend regional and national EPA Brownfields conferences and purchase office supplies necessary for the management of the grants. *Combined Outputs and Outcomes:* 11 quarterly reports, 1 project close-out report during the 12th quarter (\$2500/ea.), up to 22 ACRES updates for completed Phase I ESAs (\$150/ea.); up to 12 ACRES updates (\$80/ea.) from completed Phase II ESAs, up to 13 Cleanup Plans and Reuse Plans using the ACRES website; travel to EPA conference and workshops (\$3000/lump sum), and office supplies (\$1,200/lump sum).

**Task 2—Site Selection (\$18,000 combined):** The NNDA will update the existing inventory of brownfields sites in the five TAs and prioritize the properties for ESA activities. Potential brownfields properties will be ranked in accordance with the results of a separate scoring matrix for each grant. Sites passing the Coalition's initial eligibility screening will be submitted to EPA for final eligibility determination. *Combined Outputs and Outcomes:* NNDA expects to prioritize, determine the eligibility, and seek access agreements from up to 40 brownfield properties (\$400/ea.) for environmental site assessment activities under the combined hazardous substance and petroleum grants.

**Task 3 - Environmental Site Assessments (\$367,000 combined):** The selected QEC will conduct up to 21 Phase I ESAs, and up to 12 Phase II ESAs at the highest priority sites in each of the five TAs. All ESAs will be conducted under the supervision of a State of Nevada Certified Environmental Manager (CEM) and in accordance with ASTM E1527-13 Phase I ESA Standard and 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries. Phase II ESAs will be conducted in accordance with ASTM Standard E1903 11. In addition, two updated Data Quality Objectives and Quality Assurance Project Plans (DQO/QAPP), 12 Site-specific Sampling and Analyses Plans (SAP) and Health and Safety Plans (HASP) will be prepared. When possible, sites will be assessed in clusters to optimize funding. More than 50% of the budget for this task is committed to Phase II Assessments including the SAP/HASPs. Due to the remoteness of this project, the Coalition has taken into account the costs of a contractor traveling from Carson City, Reno, or Las Vegas. *Combined Outputs and Outcomes:* Up to 21 Phase I ESAs (\$5000/ea.), 12 Phase II ESAs (\$15000/ea.), two DQO/QAPPs (\$5000/ea.), and 12 Property-Specific SAPs/HASPs (\$5000/ea.) will be completed under the combined Hazardous Substances and Petroleum Cooperative Agreements.

**Task 4 - Community Involvement (\$34,100 combined):** The Coalition will build upon and expand on their previously successful outreach efforts associated with their existing Brownfields grant and our network of community partners. Previous successful community outreach activities that will be used in these grants included: public meetings, open houses/workshops, mailings, public notices/press releases, updates to the CBOs, City Councils, County Commissioners and their websites, and creating a document and information repository. NNDA will ensure the

communities have input into decisions involving site selection, assessment, cleanup, and redevelopment of brownfields sites. During the application process, NNDA reached out to local CBOs to provide letters of support that are provided in Attachment 4. The CBOs worked with NNDA to disseminate information to their constituents during the application process and will do so during the grant implementation. The budget includes a modest amount of funds for public information materials and the travel funds to travel to the five target areas located in two large rural counties. **Combined Outputs and Outcomes:** One project “kick-off” meeting, three annual community-wide meetings, approximately 18 grant updates for the City Councils and/or County Boards, and up to five community meetings (1/TA) to discuss ESA results, cleanup, planning, and redevelopment options. NNDA will conduct up to a total of 33 updates or meetings at an approximate unit cost of \$845 each.

**Task 5 - Cleanup and Reuse Plans (\$160,800 combined):** NNDA will utilize a risk-based cleanup analysis approach when evaluating remedial options. For sites requiring cleanup, NNDA has budgeted for the development of up to six Analysis of Brownfields Cleanup Alternatives (ABCAs)s. The ABCAs will evaluate cleanup options based on current and proposed future land use, cost effectiveness, and feasibility. Up to seven reuse/site certification plans will also be developed based on the ESA findings, site marketability, and may include institutional controls. The re-use plans will be used to satisfy all requirements of NNDA’s Site Certification Program. NNDA will market cleared parcels to, private and public investors, and other economic development authorities. **Combined Outputs and Outcomes:** Up to 6 ABCAs (\$7,000/ea.) will be developed in collaboration with EPA, NDEP, State Health Department, and the CBOs. Seven reuse plans under the NNDA’s Certified Site Program (\$15,000/ea.) will be completed to ensure the sites are ready for marketing and re-use.

Below are the budget tables -one for Petroleum Assessments and one for Hazardous Substances. The budget reflects only EPA grant eligible funds. Administrative costs are within the 10% allowed by EPA. Task 3 which is the preparation of Environmental Site Assessments (ESAs), commits 73% of the Hazardous Material Contract budget to Phase II ESAs and the associated Sampling Plans. Similarly, 55% of the Petroleum Contract budget is committed to Phase II ESAs and the associated Sampling Plans.

<b>Hazardous Substances Grant Budget Table</b>						
<b>Category</b>	<b>Task 1</b>	<b>Task 2</b>	<b>Task 3</b>	<b>Task 4</b>	<b>Task 5</b>	<b>TOTAL</b>
<b>Personnel and Benefits</b>	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$40,000
<b>Travel</b>	\$1,500			\$1,000		\$2,500
<b>Supplies</b>	\$200			\$300		\$500
<b>Contract</b>	\$3,000	\$3,000	\$245,000	\$10,000	\$96,000	\$357,000
<b>TOTAL</b>	\$12,700	\$11,000	\$253,000	\$19,300	\$104,000	\$400,000

<b>Petroleum Budget Grant Budget Table</b>						
<b>Category</b>	<b>Task 1</b>	<b>Task 2</b>	<b>Task 3</b>	<b>Task 4</b>	<b>Task 5</b>	<b>TOTAL</b>
<b>Personnel</b>	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$20,000
<b>Travel</b>	\$1,000			\$500		\$1,500
<b>Supplies</b>	\$200			\$300		\$500
<b>Contract</b>	\$3,000	\$3,000	\$110,000	\$10,000	\$52,000	\$178,000
<b>TOTAL</b>	\$8,200	\$7,000	\$114,000	\$14,800	\$56,000	\$200,000



**c. Ability to Leverage.** NNDA has demonstrated the ability to leverage this funding. For example, under the 2014 Brownfield grant to NNDA, Brownfield site assessment funds were used to assist two proposed public projects, a senior center and an adult detention center. These two projects are now completed. The total local funds leveraged for these two completed Brownfields redevelopment projects was \$22.3 million. Over the past four years, the NNDA has successfully managed over \$2 million in state and federal grants and leveraged over \$400,000 in municipal funding for local development projects and grow the economy. With this combined funding, NNDA has attracted or expanded 94 companies to the region, resulting in the creation of 4,225 direct and indirect jobs with over \$1,000,000,000 in economic impact. Although none of the TAs have entitlement status for CDBG funds, both Lyon County and Churchill Counties and the participating cities target their CDBG competitive funds to the target areas. The reinvestment of local funds and CDBG in the target areas serves to increase the marketability of vacant or underutilized sites in these areas, and promote private investment and leverage. The Churchill Economic Development Authority (CEDA) works closely with the co-located Small Business Development Center (SBDC) and together they have used SBA loans to garner more than \$2,500,000.00 in capital investment.

NNDA will seek the following funding sources to assist with clean-up and re-use of sites: E.P.A Brownfields Site Specific Clean-up grants, the Nevada State Brownfields Cleanup Revolving Loan Fund (RLF), Nevada State Clean Water and Drinking Water RLF, State Energy Program, Energy Efficiency, and Conservation Block Grants, Community Development Block Grant funds and HOME funds, USDA and U.S. Economic Development Administration (funding).

For re-use NNDA works closely with the Governor's Office of Economic Development to leverage incentives such as tax abatement, and job training incentives. Also, NNDA works with the Nevada Small Business Development Corporation to prepare property owners and business operators for SBA and other business development loans. The Nevada Business Environmental Program offers technical assistance and rebates to businesses making environmental improvements and is also a source of leveraged funds. Other programs that may assist with the revitalization and sustainability of the targeted areas include: Brownfields Job Training funds; State Geothermal Technologies Program; Clean Renewable Energy and Qualified Energy Conservation Bonds; Renewable Energy Transmission Infrastructure Program; and BLM Grant Programs.

### **3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS**

#### **a. Engaging the Community**

i. Community Involvement Plan. When funding decisions are announced, NNDA will issue a press release to their Coalition partners' websites and local newspapers. NNDA will solicit public input on the site selection process, area-wide planning, and cleanup and reuse options. This will be accomplished through public and neighborhood meetings, focus group, and updates posted on the Coalition partners' websites and in local newspapers. Citizens and stakeholders will be able to comment via email, US Mail, telephone, or CBOs. Through the prior 2014 Brownfields grant, NNDA has developed an extensive network of community contacts that help with all phases of the grant from outreach, marketing, property owner meetings, lender contacts, and coordination with local government permitting. These same successful outreach techniques will be incorporated into the NNDA's Community Involvement Plan to engage the target population. These techniques were deemed successful based on the number of attendees at public meetings, interactive charrettes, and informational open-houses.

ii. Communicating Progress. NNDA will update the community through a number of ways involving coalition partners and our CBOs by:

- Brownfields 101 Workshop to educate the public on the EPA Brownfields program;
- Soliciting volunteers to be on a Brownfields Steering Committee that will meet on a regular basis;
- Setting up information repositories to provide local public access to Brownfields and EPA information;
- Providing quarterly reports and updates to the Coalition partners' and CBO websites;
- Providing media releases to local radio stations and local newspapers; and posting printed media at popular community gathering places;
- Holding open houses, charrettes, and conducting opinion surveys to engage the community;
- Promoting sites that have been cleared for reuse through the local organizations and agencies.

Based on the Coalition's experience with the 2014 Brownfields Grant, these methods are popular and well accepted in the TAs. Generally, the TAs are English proficient however, translation services will be provided as necessary. Although the area is rural in nature, most residents have access to internet resources either at home, through the library or through community groups. The CBO's and their newsletters are also effective tools for updating progress.

#### **b. Partnerships with Government Agencies**

i. Local/State/Tribal Environmental Authority. The Nevada Department of Environmental Protection (NDEP) will provide regulatory assistance, advisory support, and act as an inter-department liaison with the Nevada Department of Health and Human Services for human health concerns during the Phase II site evaluation process.

ii. Other Governmental Partnerships. The NNDA Coalition has already established partnerships with the following state or federal agencies which have assisted in the NNDA redevelopment or Brownfields program through providing additional funding, job training services or technical assistance:

- |  |                                  |
|--|----------------------------------|
| • Nevada Department of Health & Human Services               | • Nevada Assembly                |
| • Nevada Department of Conservation & Natural Resources      | • US Department of Agriculture   |
| • Nevada Department of Transportation                        | • US Department of Commerce      |
| • Nevada Department of Employment, Training & Rehabilitation | • US Department of Energy        |
| • Governor's Office of Economic Development                  | • US Department of Interior      |
|  | • US Housing & Urban Development |

#### **c. Partnerships with Community Organizations**

i and ii. The table below lists our CBO partners. Letters for all CBO's and additional community partners including End of the Line, LLC and Omaha Track are attached.

CBO/Partner	Commitments to the Grant
Small Business Development Center – Fallon Nevada	Business development technical assistance and low interest loans including SBA loans.
Western Nevada College - Fallon	Industry Specific Job Training and technical assistance to industry and businesses.

CBO/Partner	Commitments to the Grant
Fallon Chamber of Commerce	Outreach, marketing, business development technical assistance. Host and convene stakeholder meetings.
Fernley Chamber of Commerce	Outreach, marketing, business development technical assistance. Host and convene stakeholder meetings.
Yerington Chamber of Commerce	Outreach, marketing, convening of information meetings
Boys and Girls Club	The Club is a gathering center for families from Fernley, Dayton, Yerington and Silver Springs. The Club can assist in distribution of Brownfields informational materials and outreach for hard-to-reach populations and youth engagement and education about Brownfields and sustainable communities.
NV Energy	Assistance in providing energy services to re-use properties, technical assistance and rebates for energy conservation and alternative energy improvements as part of the redevelopment and re-use of sites.

**d. Partnerships with Workforce Development Programs.** NNDA will work closely with 1) Nevada Department of Employment Training and Rehabilitation; 2) Northern Nevada Workforce Board which has JTPA and Workforce Incentives Grant programs; and 3) Western Nevada College (WNC) provides technical training and certificates in a variety of trades and professions. WNC can also offer industry specific training which can be customized to meet the specific needs of both employers and employees. WNC has multiple community based campuses including a campus in Fallon which serves Lyon and Churchill Counties. NNDA will also reach out to the Brownfields Job Training Program in Nye County to assess the transferability of their job training strategies to our Target Areas.

#### **4. PROJECT BENEFITS**

**a. Welfare, Environmental, and Public Health Benefits.** Through this grant, we anticipate that public welfare, health and environmental improvements will be made in the following ways:

- Improved environmental quality for all residents and sensitive populations through identification and, if necessary, removal of contaminants;
- Increased public education regarding services for radon testing, lead-based paints testing, asbestos testing and other services that are offered, many at reduced or low cost by the State of Nevada or local jurisdictions and EPA;
- Improvement of air quality and its effect on sensitive populations through: public education on the effects of air quality on chronic disease such as asthma, COPD and other respiratory complications; reducing diesel emissions and the related particulate matter by focusing the Brownfields program on properties which support multi-modal hubs and provide direct access to air or rail alternatives for shipment. In the target areas, the grant focuses on re-use of older commercial sites for new neighborhood commercial and mixed-use housing. By providing a balance of jobs, housing and essential neighborhood uses in our TA's we hope to reduce commuter miles and vehicle emissions. Finally, several of our major Brownfields sites are located along US 95 which is the State of Nevada's "Electric Highway" with fast charging

stations along the way and related incentives to encourage the use of electric vehicles to reduce emissions. (See also NV Energy Letter of Commitment in attachments).

- Improved quality of life of residents by providing more job opportunities and linking training and education to residents so that they are successful job applicants. This will be done by preparing development sites which meet local Master Plan objectives for employment generating use and by working with developers, businesses and our job training partners to create industry specific training programs for residents.
- Through the above activities we will also outreach to children and youth, in an effort to educate the next generation about brownfields, their challenges and opportunities, and new approaches to land use and development that create more sustainable futures.

**b. Economic and Community Benefits.** As noted in the Community Need section, unemployment and poverty, low property values and low tax base are huge challenges to the target areas. This grant can help provide the following benefits to improve these situations:

- By conducting the necessary level of ESAs and re-use plans, NNDA will select high priority TA sites for NNDA's Certified Site program which offers immense marketing and development advantages. We expect to be able to qualify up to 600 acres for employment generating uses consistent with the local Master Plans.
- Based on the planned land use for targeted acreage (600 gross acres with approximately 400 net acres of distribution and light manufacturing), we expect to generate 8,100 direct permanent light manufacturing jobs over the next 3 to 7 years.<sup>3</sup> As these permanent jobs are created, housing development will become more feasible and this in turn will stimulate growth in the retail and neighborhood serving commercial sectors thereby providing for more sustainable, balanced communities.
- With both employment generating development and increased demand and feasibility for retail and housing development, we expect an increase in property tax to support public services and reinvestment. Using comparable values for developed light industrial land in the target areas of \$400,000 per acre, we expect to add over \$2 million in property tax over the next 3 to 4 years. Additionally, with increased employment, we expect an increase in discretionary income which will result in increased sales tax to also support and enhance public services including parks and recreation, education, and greenspace programs.

## **5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Audit Findings.** NNDA, Churchill County and Lyon County all conduct annual audits and have no adverse findings.

**b. Programmatic Capability.** NNDA will serve as the lead coalition partner and grant recipient. NNDA is a State-designated regional redevelopment authority governed by a Board of Directors which includes both community members from the targeted areas, as well as industry professionals. Mr. Robert Hooper has served as Executive Director of NNDA for the past 9 years and he is influential in shaping the economic development policies for northern Nevada. NNDA has managed the very successful 2014 Brownfields grant for Churchill and Lyon Counties as well as managed over \$2 million in other state and federal grants. Andrew Haskin, MBA, Director of Business Development for NNDA, will continue to be responsible for community outreach and day to day management of the grant. Mr. Haskin has over 3 years of experience administering

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<sup>3</sup> US Green Building Council, Building Area per Employee by Business Type, Industrial Park 500 sf per employee.



Brownfields programs including grant compliance, financial management of the grant, filing quarterly and close-out reports, tracking and reporting measurable grant outputs and outcomes, and selection of a Qualified Environmental Firm(s) through a Request for Proposal. Ms. Evelyn Wheeler, Administrative Assistant, will be responsible for NNDA's financial records and drawdowns. Ms. Wheeler has experience with the EPA drawdown process.

The organization of the Coalition will be similar to the management structure created for the 2014 Brownfields Grant which involves close coordination with the Lyon County Executive's Office and the Executive Director of Churchill Economic Development Authority (CEDA), the planning directors in the Cities of Fallon, Yerington and Fernley and our CBO partners.

**c. Measuring Environmental Results.** NNDA will work closely with EPA, Region 9 to prepare a Work Plan the EPA Brownfields grant. The Work Plan will include specific project tasks with associated schedules and budget and will delineate the environmental outcomes/work plan deliverables that will be produced with EPA grant funding. All progress and results will be recorded, monitored and reported to the community and EPA. Key environmental outputs and outcomes during and after the EPA grant period will provide the EPA with the information to report the success and accomplishments to the U.S. Congress. This will include updates to EPA's ACRES database on the final disposition of sites assessed under the EPA Brownfields grant including contaminant type(s), site cleanup and redevelopment status, the number of new jobs created and other pertinent information relied upon by EPA to assess the success of the Brownfields program.

**d. Past Performance and Accomplishments.** NNDA has two EPA Brownfields Assessment Grants: 1) 2014 Community-wide Assessment Grant for Churchill and Lyon County which is now fully obligated and 2) 2017 Community-wide Assessment Grant for Carson City and Douglas County for which a Cooperative Agreement is being prepared.

1. Accomplishments. Under the 2014 Grant, all work program outcomes have been exceeded. This grant completed site assessments of 690.64 acres. As of this date, 32 Phase I Assessments were completed with 13 of these sites proceeding to a Phase II assessment. Additionally, Areawide Plans for both Churchill County and Lyon County prepared under the 2014 grant will be finalized by December 2017. In addition, re-use plans for 144.11 acres were completed and these sites were accepted in the State of Nevada's Certified Site Program. All activities have been reported on ACRES. Two sites have been redeveloped and occupied. The W. Pennington Senior Center in Fallon and the Adult Detention Center in Fallon. Construction of these sites started several months after the Phase II ESAs were completed. These two projects have a construction value of over \$22 million and the projects successfully retained 48 jobs and created 5 new permanent jobs. Enhanced service for the senior and disabled population are now being provided at the Senior Center in Fallon.

2. Compliance with Grant Requirements. Under both grants, NNDA is fully compliant with the workplan, terms and conditions and progress outcomes. Quarterly reports are submitted in a timely fashion, and assessed sites are entered into the ACRES program. As noted above, NNDA exceeded the outcomes and deliverables under the 2014 grant. A time extension has been requested to complete several Phase II assessments and site certifications which are underway. This will result in funds being totally expended by the grant period as extended. The 2014 grant began in 2015 and has been extended to March 2018. The Cooperative Agreement for the 2017 grant has been submitted and it is expected that this grant for Carson City and Douglas County will begin in the first quarter of 2018 and extend through the last quarter of 2020.

**NORTHERN NEVADA DEVELOPMENT AUTHORITY APPLICATION FOR 2018**  
**BROWNFIELDS COALITION COMMUNITY-WIDE ASSESSMENT GRANT**

**ATTACHMENTS**

1. Cover Letter Attachments
  - a. Regional and Other Factors Checklist
  - b. Letter from State Environmental Authority
2. Applicant Eligibility and Threshold Criteria
3. Coalition Member Commitment Letters
  - a. Churchill County
  - b. Lyon County
4. Community Based Organization Partnership Commitment Letters
  - a. Small Business Development Center – Fallon Nevada
  - b. Western Nevada College - Fallon
  - c. Fallon Chamber of Commerce
  - d. Fernley Chamber of Commerce
  - e. Yerington Chamber of Commerce
  - f. Boys and Girls Club
  - g. NV Energy
5. Private Partner Letters of Support
  - a. Omaha Track
  - b. End of the Line LLC**

## **COVER LETTER ATTACHMENTS**

**Regional Priorities Form**

**and Other Factors Checklist**

**Letter from the Nevada State Environmental Authority**

## Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: Northern Nevada Development Authority

### Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

**Regional Priority Title(s):**

Region 9: Leveraging New/Expanded Transit Investments to Reduce Air Pollution

**Page Numbers:** Pages 1,4, and 12

### Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less. <i>The Cities of Fallon and Yerington, and the Dayton and Silver Springs Census Designated Places (CDP) each have populations below 10,000 persons</i>	Page 2, Table 1
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	1 and 6
Project is primarily focusing on Phase II assessments.	9 and 10
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	11
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	15





NEVADA DIVISION OF  
**ENVIRONMENTAL  
PROTECTION**

**STATE OF NEVADA**  
Department of Conservation & Natural Resources  
Brian Sandoval, Governor  
Bradley Crowell, Director  
Greg Lovato, Administrator

November 14, 2017

US Environmental Protection Agency Region 9  
Attn: Ms. Noemi Emeric-Ford  
75 Hawthorne Street, SFD6-1  
San Francisco, CA 94105

**SUBJECT: SUPPORT OF THE U.S. EPA 2018 BROWNFIELDS COALITION ASSESSMENT  
GRANT APPLICATION BY THE NORTHERN NEVADA DEVELOPMENT  
AGENCY (NNDA)**

Dear Ms. Emeric-Ford:

The Nevada 128(a) Brownfields Program (NBP) would like to acknowledge and offer its commitment to support the NNDA's application for funding under the US Environmental Protection Agency (US EPA) Brownfields Program. The NNDA is a non-profit organization serving the five county Sierra Region of western and northern Nevada and is also designated by the Governor's Office as one of the 10 regional redevelopment agencies covering the State of Nevada. It is funded by the State of Nevada, the five represented counties and the cities within the region and from private business investors. The five Nevada counties served by NNDA are Carson City, Churchill, Douglas, Lyon and Storey Counties. The NBP understands NNDA is applying for a total of \$600,000 in Brownfields Coalition Assessment funding budgeted to address \$400,000 at hazardous waste sites and \$200,000 at petroleum contaminated sites and finds the projects proposed for possible funding in this application are consistent with Nevada environmental law and regulation. The target areas for this grant are within Churchill and Lyon Counties.

As evidence to its innovative approach to regional economic development and planning, under the FY2015 grant cycle, NNDA became the first regional economic development agency in Nevada to apply for and win an US EPA Brownfields Coalition Assessment grant forming a coalition with Lyon and Churchill Counties. This grant is still active and has been a great success in assessing and preparing sites for reuse. The grant is now fully obligated and demand for the program remains high. Accomplishments of the grant include the completion of 32 Phase I Environmental Site Assessments (ESAs) with 13 of these proceeding to a Phase II ESA. In addition, re-use plans for 144.11 acres were completed and these sites were accepted in the State of Nevada's Certified Site Program. Two showcased sites have been redeveloped and occupied, a senior center and an adult detention center in Fallon. These two projects have a construction value of over \$22 million and the projects successfully both retained jobs and created 5 new permanent jobs. With the 2018 grant, the NNDA can continue the work of the first grant and is targeting to complete up to 22 more Phase I ESAs, 12 Phase II ESA's and 10 to 12 site clean-up and re-use plans.

NBP recognizes the positive public relations and program benefits that brownfields redevelopment has gained statewide in Nevada thanks to NNDA's formal affiliation through the existing coalition grant. Based on a review of needs and the identification of a number of potential Brownfields, this application will target the communities of Fernley, Yerington, Dayton and Silver Springs in Lyon

County and Fallon and Hazen in Churchill County. All of these areas have poverty rates and median incomes below the national and state average and unemployment remains high in these areas. However, there is tremendous development interest for light manufacturing and logistic development in areas that offer multi-modal (rail, highway and air) shipping connections. Silver Springs and Fallon both offer such opportunities and have developed planning strategies to capture this interest. The existence of this transportation infrastructure makes the target areas not only more attractive for redevelopment, but increases the need for assessment of past site uses and the creation of well-informed re-use and feasibility plans.

We believe this application and the team will be successful given current market conditions in this region and experience. The Brownfields Assessment Grants will level the financial playing field for investors who might otherwise choose other areas. As coalition leader, NNDA brings a wealth of experience in spurring reinvestment in these two counties and our service area.

NBP will work with the NNDA and their coalition partners and contractors to inform and educate the organization on the goals and mandates of other NDEP and state programs and support their efforts to develop and grow the nexus between brownfields investment and redevelopment and the objectives of other important environmental and economic programs. The NBP will also commit to leverage the coalition grant resources with its own 128(a) grant resources to help assure sites are ready for redevelopment by willing investors and can meet the development plans and goals of their communities. NBP will share public outreach and education resources with the successful grant applicants. The tremendous benefit of linking various programs from public and private funding sources to the resource provided through the Brownfields grant is sure to provide results within the life of the grant and well beyond its successful completion.

If awarded the US EPA Brownfields Hazardous Substances and Petroleum Assessment grant, NBP will be pleased to provide regulatory assistance and advisory support to the NNDA and to act as liaison between NNDA and other regulatory entities, as requested. NBP supports the NNDA's application efforts to increase their ability to identify, characterize, and address local environmental hazards. We are committed to continue our very strong relationship working with the NNDA to help them continue their exceptional success.

Sincerely,



David Friedman  
Nevada 128(a) Brownfields Coordinator  
Nevada Division of Environmental Protection

## **THRESHOLD CRITERIA**

- 1. Applicant Eligibility:** The Northern Nevada Development Authority (applicant) is a Regional Development Authority (an organization for economic development) as defined in Nevada Revised Statute (NRS) Chapter 231.009, and is further classified under the NRS as a local government entity. NNDA's partners, Carson City is a consolidated City/County and Douglas County is a general law county. Counties are eligible for a Coalition Assessment grant for Hazardous Substances and Petroleum grant through their status as General Purpose Units of Local Government under 40 CFR Part 31. Copies of Coalition members' participation letters are included as Attachment 1. It is understood that a Memorandum of Agreement (MOA) must be in place prior to the release of funds under an EPA Brownfields Coalition Assessment Grant.
- 2. Community Involvement:** The Northern Nevada Development Authority (NNDA) has notified the public through the solicitation of letters of support from Community-Based Organization (CBO) during the application process. When funding is awarded, the NNDA will issue a press release to the local and regional newspapers and the Coalition partners and CBO websites. The NNDA will solicit public input on the grant application implementation and incorporate the responses into drafting the Cooperative Agreement Work Plans. Upon receiving funding, the Coalition will solicit community participation through the CBOs and Steering Committee in the site selection process, prioritization, results of the assessments, and cleanup and reuse options. The Coalition will do this through public and focus group meetings, local CBO neighborhood meetings in the Target Areas, and postings on the Coalition partners' and CBO websites.
- 3. Site Eligibility and Property Ownership Eligibility:** Not Applicable, this application is for a coalition assessment grant.

## **NARRATIVE ATTACHMENT 1**

### **Coalition Members Commitment Letters**

- A. Churchill County, Nevada
- B. Lyon County, Nevada



*Office of the*

**CHURCHILL COUNTY COMMISSIONERS**

*Carl Erquiaga  
Pete Olsen  
Bus Scharmann*

October 18, 2017

Rob Hooper, Executive Director  
Northern Nevada Development Authority  
704 West Nye Lane, Suite 201  
Carson City, NV 89703

RE: Letter of commitment to join Northern Nevada Development Authority and Lyon County in  
Submitting an EPA Brownfields grant application

Dear Mr. Hooper:

In November 2014, Churchill County joined Lyon County and Northern Nevada Development Authority to form the Brownfields Coalition to implement an EPA Assessment Grant that was awarded and in effect from October 1, 2014 to September 30, 2017. As the grant has come to a successful completion, with 33 Phase I site assessments and 13 Phase II site assessments completed, along with an Area Wide Plan, two certified site packages, and site assessments for the William N. Pennington Life Center, Law Enforcement Center, and new rail park/industrial center in Churchill County, we are very interested and committed to a continued partnership with the Coalition.

Churchill County is supportive of the Northern Nevada Development Authority seeking a new grant opportunity through the U.S. Environmental Protection Agency's Brownfields Program for \$600,000 over a period of three years. The funding provided by EPA Brownfields is used to perform Phase I and II environmental assessments, which are necessary for any business trying to acquire financing. Such funding, as demonstrated by our successes with the last Brownfields grant, are vitally important in helping attract new businesses, expanding business, or for redevelopment efforts. As we try to encourage responsible economic development and growth within our communities, this grant will provide opportunities to move forward that otherwise may not be possible.

If you have any questions or require additional support to enable this grant to move forward, please contact Churchill County Manager, Eleanor Lockwood, at (775) 423-5136 or via e-mail: [countymanager@churchillcounty.org](mailto:countymanager@churchillcounty.org).

Sincerely,

H. Pete Olsen, Jr., Chairman





BOARD OF COUNTY COMMISSIONERS  
LYON COUNTY NEVADA  
27 South Main Street  
Yerington, Nevada 89447  
Phone: (775)463-6531 Fax: (775)463-6533

Bob Hastings, District 1  
Don Alt, District 2  
Ken Gray, District 3  
Joe Mortensen, District 4  
Greg Hunewill, District 5

Jeffery A. Page  
County Manager

September 25, 2017

Robert Hooper, Executive Director  
Northern Nevada Development Authority (NNDA)  
704 West Nye Lane, Suite 201  
Carson City, NV 89703

**Subject: Letter of Commitment to participate in the Northern Nevada Development Authority (NNDA) Brownfields Application for Lyon County, Nevada.**

Dear Mr. Hooper,

Lyon County is pleased to submit this letter of commitment to participate in the proposed Brownfields Assessment Program. We further understand that prior to release of any funds we will sign a Memorandum of Understanding with the NNDA and the coalition members in accordance with the EPA Guidelines.

As you know, Lyon County has several older or underutilized areas that must be assessed before reuse planning and new development can proceed. In accordance with our County Master Plan we are prioritizing and cataloging inventory of targeted sights. Brownfields Assessment funds are requested to jumpstart the depressed development market within the County.

Our organization already has excellent working relationships with NNDA and the other coalition partners and we are excited about the development possibilities and community benefits that the Brownfields Assessment program offers. Currently, the Community Development Block Program and our General Fund Budget are the resources used for planning and development.

Sincerely,

Jeff Page  
Lyon County Manager

## **NARRATIVE ATTACHMENT 2**

### **Community-Based Organizations Letters of Commitment and Other Letters of Support**



Robert C Hooper, Executive Director  
Northern Nevada Development Authority (NNDA)  
704 West Nye Lane, Suite 201  
Carson City, NV 89703

October 26, 2017

**SUBJECT: Churchill and Lyon County Coalition for US EPA Brownfields Grant under the Direction of Northern Nevada Development Agency**

Dear Mr. Hooper:

The Nevada Small Business Development Center (SBDC) is a statewide business assistance outreach program of the University of Nevada, Reno, College of Business. We provide a wide variety of technical assistance to support Nevada small businesses. Our offices offer counseling, business environmental assistance, training, technical assistance including assistance to disadvantaged, minority and women-owned businesses, and we are the sponsor of the "Made in Nevada" campaign. We are familiar with and work closely with the U.S. EPA Brownfields program and it is one of the resources we use to promote redevelopment of older and unused properties. The U.S. EPA and the Nevada Division of Environmental Protection are both sponsors of our program along with the U.S. Small Business Administration and the University of Nevada, Reno.

The Nevada SBDC office in Fallon, Churchill County has leveraged over \$2,500,000 in capital investment through small business development in Churchill and Lyon Counties. In partnership with NNDA, Churchill and Lyon Counties, we look forward to assisting in the U.S. EPA Brownfields program by providing outreach and education to our business clients about the program benefits; assisting in identifying catalyst sites for Brownfields assessments; and assisting in the re-use of properties through access to SBA loans and business planning assistance.

We look forward to our partnership with NNDA and U.S. EPA and the opportunity to provide additional resources for the community.

Sincerely,

Richard W. Lattin  
SBDC Advisor





## OFFICE OF THE PRESIDENT

Robert C Hooper, Executive Director  
Northern Nevada Development Authority (NNDA)  
704 West Nye Lane, Suite 201  
Carson City, NV 89703

11/15/17

**SUBJECT: Churchill and Lyon County Coalition for US EPA Brownfields Grant under the Direction of Northern Nevada Development Agency (NNDA)**

Dear Mr. Hooper:

On behalf of Western Nevada College (WNC) and all our campuses, we welcome the opportunity to once again work with NNDA in promoting excellent workforce development in Nevada and participating in the US EPA Brownfields program. WNC is one of the leading colleges in Nevada serving north and central Nevada and other areas through our remote campuses and internet learning. We also offer a complete program of job training customized to the existing and emerging job environment. We provide educational opportunities and training solutions for business, industries and government or non-profit agencies within its widespread service area. Education and training for credit or non-credit can be delivered on-site at the organization or at WNC campuses in Carson City, Fallon or Minden, or in rural communities. Training can also be customized to meet the specific needs of both employers and employees. The development of new programs is often the result.

As both an education and a career and business training center, we can help support this grant in multiple ways. First, we have a community education campus in Fallon, which is very accessible to Fallon and Fernley and other areas of both Lyon and Churchill Counties. This site offers affordable classes in employment skills, multiple computer classes and classes to support families. At our main campus, and through internet learning we offer a number of certificates and degrees in active and growing employment fields. Of interest to this grant, are our training programs in CISCO (networking) computer technology, Allied Health, Business, Construction Management and Industrial Electronics. We are committed to working with the NNDA Coalition in helping to develop a skilled workforce in Lyon and Churchill counties. The Master Plan documents for these areas identify an number of sites for development as industrial, transportation logistics, computer and allied health jobs. We have seen tremendous growth in nearby Reno, Carson City and Storey County, and we believe that growth in transportation logistics, rural health and construction and industrial management occupations are overdue in the target areas.

We therefore, stand committed to assisting in any way, through industry or major employer specific job training, or through internships in the Brownfields program or new business assisted by the program.

We very much look forward to your positive review of NNDA's application. NNDA has a track record and produces results. WNC can be an integral part of the positive outcomes NNDA delivers.

Sincerely,

P. Mark Ghan  
Acting President

***START HERE - Go Anywhere***



85 North Taylor Street  
Fallon, NV 89406  
775.423.2544

Robert C Hooper, Executive Director  
Northern Nevada Development Authority (NNDA)  
704 West Nye Lane, Suite 201  
Carson City, NV 89703

November 14, 2017

**SUBJECT: Churchill and Lyon County Coalition for US EPA Brownfields Grant under the Direction of Northern Nevada Development Agency**

Dear Mr. Hooper:

On behalf of the Fallon Chamber of Commerce I am pleased to offer this letter of support and partnership for the proposed EPA Brownfields program to serve Churchill and Lyon Counties. The Fallon Chamber of Commerce serves the City of Fallon and Churchill County and we work closely with the City of Fallon, Churchill County and Churchill Economic Development Authority. Our Chamber has monthly meetings and a newsletter which are perfect communication tools to let our broader community know about the benefits of the Brownfields program and the opportunity to receive a site assessment at no cost to the property owner or business. We would welcome NNDA to make a presentation to our group if you are successful with this grant. We also sponsor events with other Chambers of Commerce such as the Fernley Chamber of Commerce in Lyon County; we continue to maintain and expand a great network of connections throughout the area.

We look forward to a successful grant application and the opportunity to help let the community know about the program and its success.

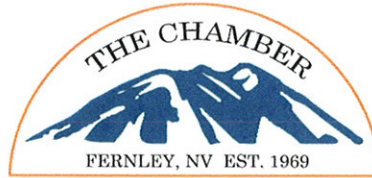
Sincerely,

Lucy L. Carnahan  
Executive Director



85 N. Taylor Street  
Fallon, NV 89406  
P: 775-423-2544  
C: 775-217-6076  
F: 775- 423-0540  
[www.fallonchamber.com](http://www.fallonchamber.com)  
[lcarnahan@fallonchamber.com](mailto:lcarnahan@fallonchamber.com)





Robert C Hooper, Executive Director  
Northern Nevada Development Authority (NNDA)  
704 West Nye Lane, Suite 201  
Carson City, NV 89703

Date: October 24, 2017

**SUBJECT: Churchill and Lyon County Coalition for US EPA Brownfields Grant under the Direction of Northern Nevada Development Agency (NNDA)**

Dear Mr. Hooper:

The Fernley Chamber of Commerce is a non-profit membership organization created by the community to assist in the advertisement, promotion and referral of business members in the community and surrounding area. We understand that Lyon County and the communities within the County have an opportunity to receive US. EPA Brownfields Grants to assist business and property owners with a site assessment at no cost. We support this application and our Chamber can assist this effort by letting our membership know about the opportunities and benefits of a site assessment. We have weekly breakfasts and monthly luncheons that allow us to communicate and network with our members. We would be happy to refer potential property owners to the program and invite your organization to give us information updates.

We look forward to continuing to work with NNDA to make Lyon County and Fernley one of the best places in Nevada to live and work.

Sincerely

Kelly Brye, President  
Fernley Chamber of Commerce  
70 N. West St.  
Fernley, NV 89408  
[info@fernleychamber.org](mailto:info@fernleychamber.org)  
[www.fernleychamber.org](http://www.fernleychamber.org)



227 South Main Street  
PO Box 1692  
Yerington NV 89447  
(775) 463-2245  
[yeringtonchamber@gmail.com](mailto:yeringtonchamber@gmail.com)  
[www.yeringtonchamber.org](http://www.yeringtonchamber.org)

Robert C Hooper, Executive Director  
Northern Nevada Development Authority (NNDAA)  
704 West Nye Lane, Suite 201  
Carson City, NV 89703

October 23, 2017

**SUBJECT: Churchill and Lyon County Coalition for US EPA Brownfields  
Grant under the Direction of Northern Nevada Development Agency (NNDAA)**

Dear Mr. Hooper:

The Yerington Chamber of Commerce welcomes the opportunity to assist with educating our members about the US EPA Brownfields Grant and related development assistance of your agency. We understand that the grant could assist many of our property owners and business in having a professional assessment of their site to determine if there is any potential for hazardous materials. Although we are a small town, we are a healthy town and a growing town. As new businesses seek to locate here we understand that many lenders now require a Phase 1 environmental assessment before making a financial commitment. We hope you are successful with your grant application and we look forward to helping with the public education and marketing of the program.

Sincerely

A handwritten signature in blue ink, appearing to read 'Amy Orton', is written over a light blue horizontal line.

Amy Orton  
Executive Director



**BOYS & GIRLS CLUBS**  
OF MASON VALLEY

November 2, 2017

124 N. Main Street  
Yerington, Nevada 89447  
t (775) 463.2334  
f (775) 463.7826  
w [bgcmasonvalley.org](http://bgcmasonvalley.org)

Robert C Hooper, Executive Director  
Northern Nevada Development Authority (NNDA)  
704 West Nye Lane, Suite 201  
Carson City, NV 89703

**SUBJECT: Churchill and Lyon County Coalition for US EPA  
Brownfields Grant under the Direction of Northern Nevada  
Development Agency (NNDA)**

**Board of Directors Officers**

Shaline Montgomery  
Chief Volunteer Officer

Anna Draper  
1st. Vice Volunteer Officer

Shannon Roe  
2nd. Vice Volunteer Officer

Victor Parker  
Treasurer

Wayne Kilgore  
Secretary

**Board Members**

Robert Cooper

Tim Dyhr

Jeff Page

Pam Peri

Jenny Raviglio

**Advisory Board Members**

Tom Bobrick

Ray Fierro

Scott Lammori

Jeff Rife

Jim Sanford

Ross Whitacre

**Administrative Staff**

Travis Crowder  
Chief Professional Officer

Dona Tracy  
Director of Operations

Christina Hurt  
Director of Development

Emily Steepleton  
Grants Manager + Family Resources

Dear Mr. Hooper:

The Boys & Girls Clubs of Mason Valley welcomes the opportunity to assist with educating our members about the US EPA Brownfields Grant and related development assistance of your agency. We understand that the grant could assist many of our property owners and business in having a professional assessment of their site to determine if there is any potential for hazardous materials. Although we are a small town, we are a healthy town and a growing town. As new businesses seek to locate here we understand that many lenders now require a Phase 1 environmental assessment before making a financial commitment. We hope you are successful with your grant application and we look forward to helping with the public education and marketing of the program.

Sincerely

Travis Crowder  
Chief Professional Officer

**GREAT FUTURES START HERE.**

This institution is an equal opportunity provider and employer.



Robert C Hooper, Executive Director  
Northern Nevada Development Authority (NNDA)  
704 West Nye Lane, Suite 201  
Carson City, NV 89703

November 15, 2017

**SUBJECT: Churchill and Lyon County Coalition for US EPA Brownfields Grant under the Direction of Northern Nevada Development Agency**

Dear Mr. Hooper:

Nevada Energy (NV Energy) has served citizens in northern Nevada for more than 150 years. Today, our service area covers nearly 46,000 square miles of the state and provides a wide range of energy services to 1.3 million customers throughout the state.

At NV Energy our economic development experts work strategically with businesses, site selectors, real estate brokers/developers and economic development agencies to facilitate business location and expansion within Nevada. Our team works with local governments and NNDA in many ways including:

- Pricing and calculation of utility rates and tariffs
- Facilitating site visits to help you find the best location for your company
- Connecting the dots for incentives, transportation, financing, labor and more

We are committed to serving as a partner with the NNDA, Churchill and Lyon County Brownfields Coalition grant. In coordination with the Coalition, NV Energy can assist in identifying sites that would benefit from participation if the Brownfield's assessment program, assist with information necessary for site re-use including costs of utilities and extensions, and also provide access to a broad range of energy conservation and alternative energy programs.

In coordination with Churchill County Economic Development Authority and Churchill County, NV Energy is currently assisting in the Omaha Track development which will bring rail-serve business and industrial park to the US 80 corridor. The Omaha Track site is strategically located between Fernley in Lyon County and Fallon in Churchill County. The rail-serve park will provide an integral connection for storage and transport of goods by either rail or highway for the regional area.

NV Energy is also working with the Nevada Governor's Office of Energy to create the "Electric Highway" along US Highway 95 between Reno and Las Vegas. Highway 95 traverses Churchill County running north and south. The County seat of Fallon is located on Highway 95. NV Energy is in the process of installing electric vehicle charging systems along the length of this highway. The City of Fallon is one of the major participants in this project.

NV Energy is very aware of how important U.S. EPA Brownfields funding is to our area's sustainability and economic development. Working with NNDA and the State of Nevada's certified site program, we have found the Brownfields program to be an integral tool in facilitating new development and re-use. NV energy is pleased to be a strong partner with this successful coalition.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Brigger", with a stylized flourish at the end.

Jeff Brigger  
Director, Business Development  
775-834-3716



Robert C Hooper, Executive Director  
Northern Nevada Development Authority (NNDA)  
704 West Nye Lane, Suite 201  
Carson City, NV 89703

November 3, 2017

**SUBJECT: Churchill and Lyon County Coalition for US EPA Brownfields Grant under the Direction of Northern Nevada Development Agency**

Dear Mr. Hooper:

Omaha Track is pleased to offer this letter of support for the proposed U.S. EPA Brownfields Grant to serve Churchill and Lyon Counties. We understand how the Brownfields program can be a valuable tool for promoting new development and qualifying sites for the State of Nevada's Certified Site Program.

As you know, Omaha Track has made a major investment in Churchill County and is in the process of developing a new business and industrial park served by both rail and highway. The company has purchased 110 acres along the rail line and branch in the community of Hazen along US 50A. When completed the development will be able to provide direct rail access to Omaha Track and other occupants as well as provide transloading services to regional businesses allowing them to ship to and from locations across North America and access to the global market through west coast sea ports. The project is the next major step in growing Churchill County as a logistics center strategically located at an historic crossroads in the state of Nevada, continuing to keep northern Nevada at the forefront of economic growth within the western United States.

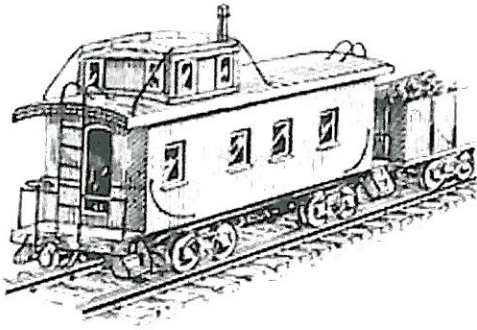
We look forward to working with the Churchill County Economic Development Authority (CEDA) and NNDA is promoting this program which would provide Brownfield site assessment free of cost to prospective business seeking to locate in Churchill County. We believe the Rail-Serve Park will be a major catalyst for new development and job creation in these rural areas.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lisa Roberts'.

Lisa Roberts  
Senior Manager, Marketing & Sales





# End of the Line, LLC

Robert C Hooper, Executive Director  
Northern Nevada Development Authority (NNDA)  
704 West Nye Lane, Suite 201  
Carson City, NV 89703

November 13, 2017

**SUBJECT: Churchill and Lyon County Coalition for US EPA Brownfields Grant under the Direction of Northern Nevada Development Agency**

Dear Mr. Hooper:

End of the Line LLC is pleased to offer this letter of support for the proposed U.S. EPA Brownfields Grant to serve Churchill and Lyon Counties. We understand how the Brownfields program can be a valuable tool for promoting new development and qualifying sites for the State of Nevada's Certified Site Program.

End of the Line LLC owns a 3.43-acre parcel within the City of Fallon, located at the end of the Union Pacific served Fallon Industrial Lead rail line. The property is shovel-ready, with utility services provided through the City of Fallon, and is located on US 95, the major north-south highway in western Nevada. Because it possesses these suitable assets, we believe our site is ideal to become a Nevada State Certified Site and accepted into the Governor's Office of Economic Development site selection program which assists developers, real estate professionals, industries and businesses in finding the most suitable, shovel-ready sites.

We look forward to working with the Churchill Economic Development Authority (CEDA) and NNDA participating in this program which would provide Brownfield site assessments, leading to site certification, free of cost to property owners like ourselves in Churchill County.

Sincerely,

Karla Kent  
Manager

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

US Environmental Protection Ag

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name:

Northern Nevada Development Authority

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

880184446

\* c. Organizational DUNS:

1028504430000

d. Address:

\* Street1:

704 W. Nye Lane

Street2:

\* City:

Carson City

County/Parish:

\* State:

NV: Nevada

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

89703-1572

e. Organizational Unit:

Department Name:

Business Development

Division Name:

Brownfields

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Andrew

Middle Name:

\* Last Name:

Haskin

Suffix:

Title:

Director of Business Development

Organizational Affiliation:

Northern Nevada Development Authority

\* Telephone Number:

775-883-2316

Fax Number:

775-883-0494

\* Email:

ahaskin@nnda.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

\* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

2018 Application for Brownfields Community-Wide Assessment Grant for the Coalition of Northern Nevada Development Authority, Churchill County and Lyon County, Nevada

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

2

\* b. Program/Project

2, 4

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

10/01/2018

\* b. End Date:

09/30/2021

**18. Estimated Funding (\$):**

\* a. Federal

600,000.00

\* b. Applicant

0.00

\* c. State

0.00

\* d. Local

0.00

\* e. Other

0.00

\* f. Program Income

0.00

\* g. TOTAL

600,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

Mr.

\* First Name:

Andrew

Middle Name:

\* Last Name:

Haskin

Suffix:

\* Title:

Director of Business Development

\* Telephone Number:

775-883-2316

Fax Number:

775-883-0494

\* Email:

ahaskin@nnda.org

\* Signature of Authorized Representative:

Andrew P Haskin

\* Date Signed:

11/16/2017